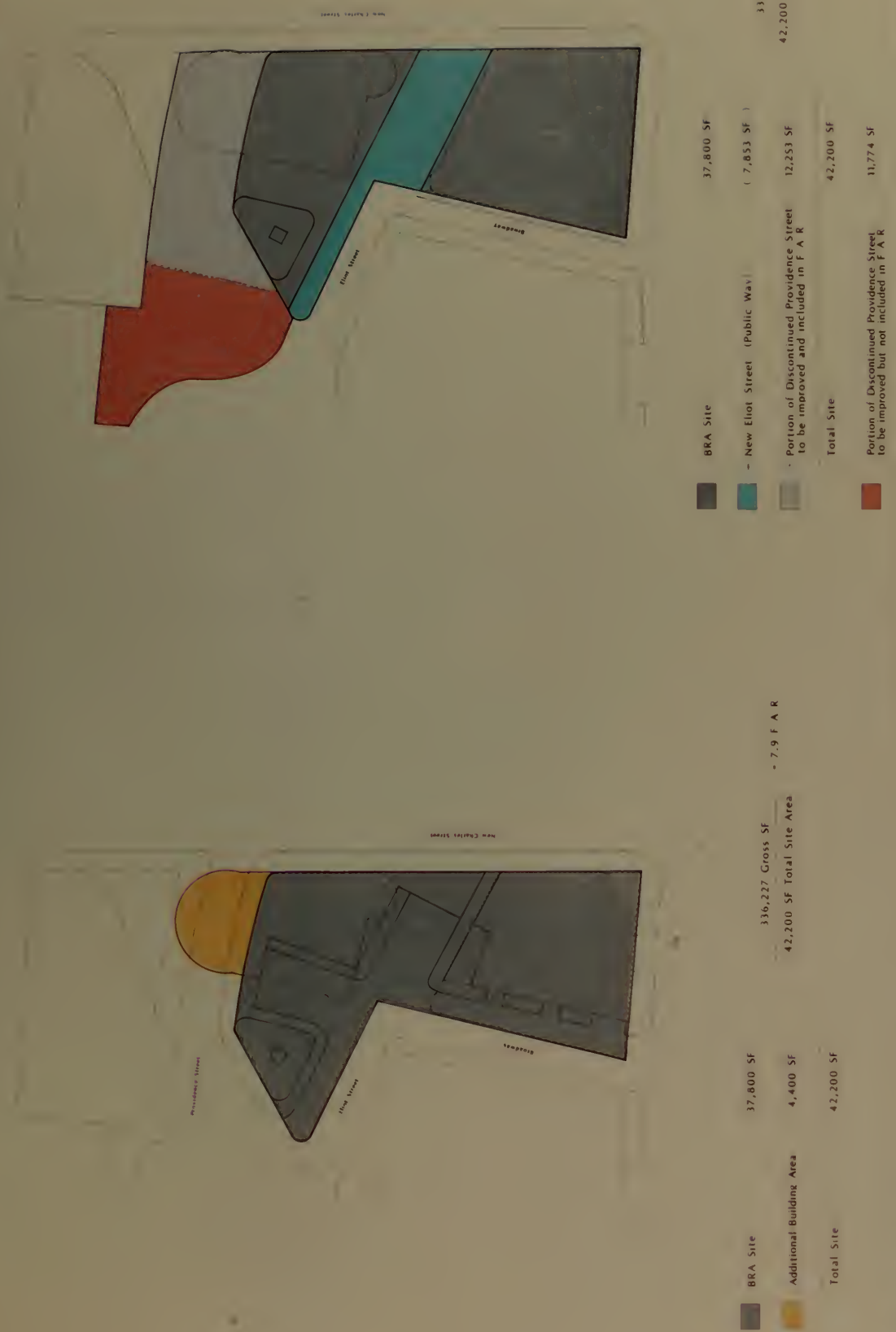


GOVDOC
BRA
4978



ONE PARK PLAZA

November 6, 1987

F A R ANALYSIS

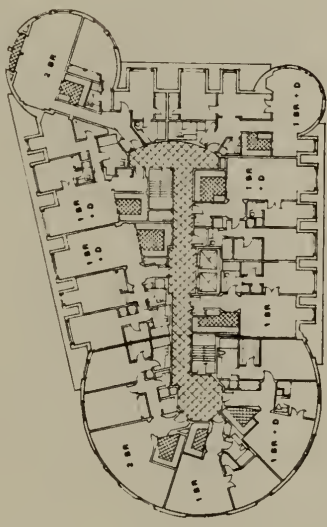
Scale: 1/32" = 1'-0"

Boston YWCA
The Gunwyn Company
Graham Gund Architects

95105-43



12TH FLOOR



13TH FLOOR



14TH FLOOR

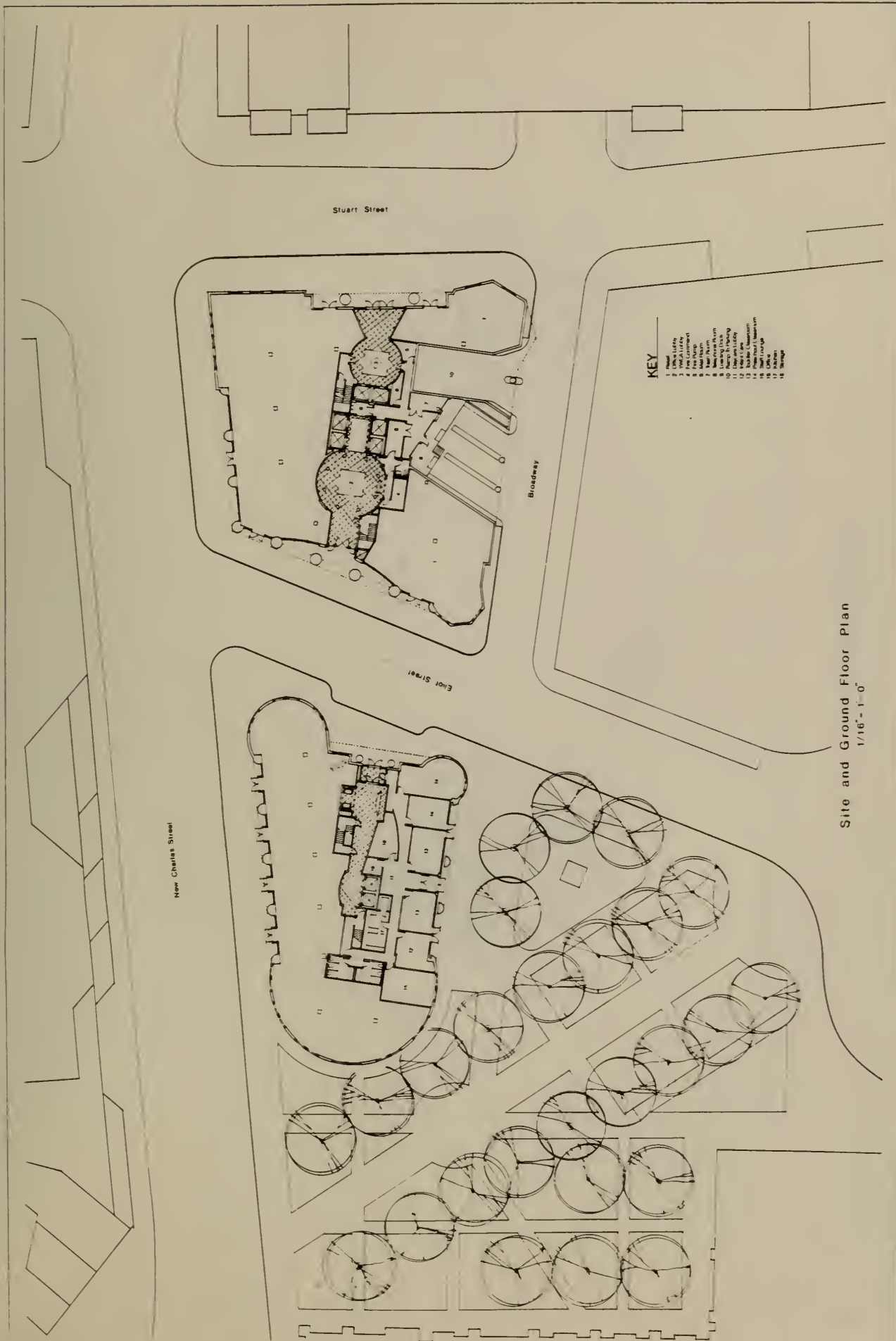
RESIDENTIAL UNITS

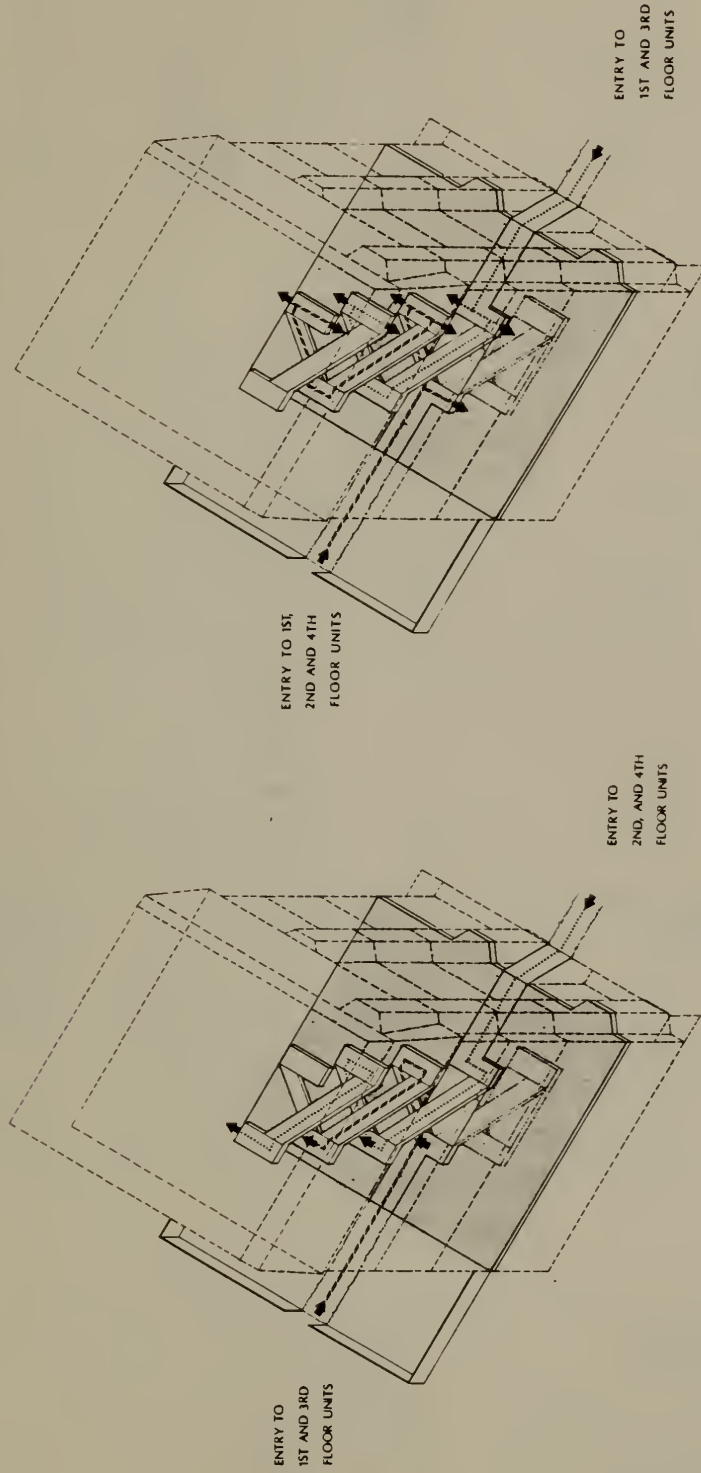
ONE PARK PLAZA

November 6, 1987

Boston YWCA
The Gunwyn Company
Graham Gund Architects

© 1987 YWCA



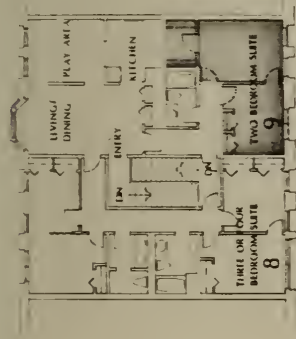


CIRCULATION TO UNITS

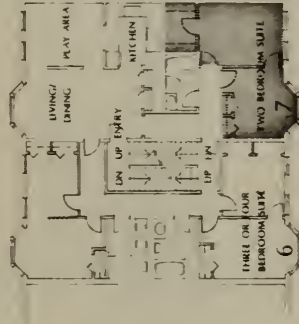
• CUMSTON COURT •

November 6, 1987

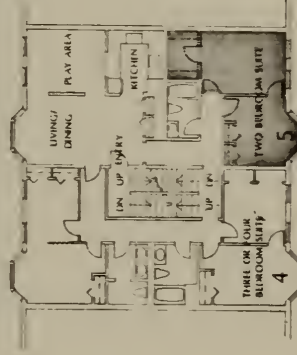
Boston YWCA
The Gunwyn Company
Graham Gund Architects



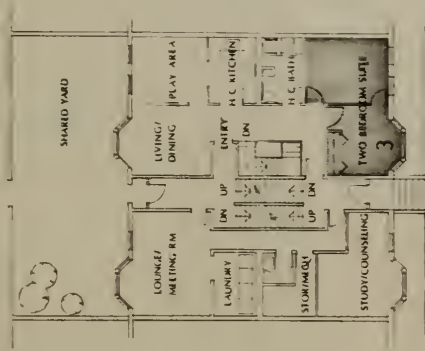
4TH FLOOR



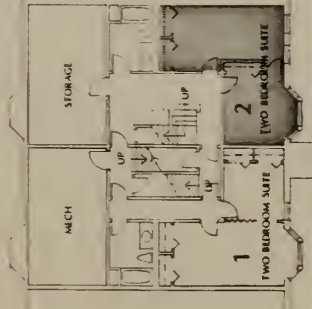
3RD FLOOR



2ND FLOOR



1ST FLOOR

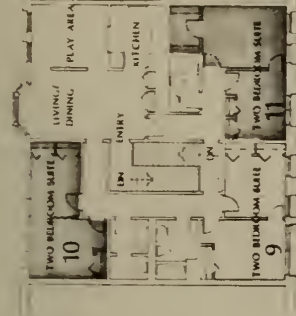


BASEMENT

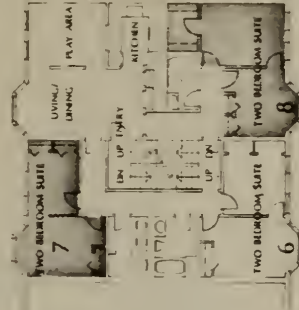
36 UNITS (9 FAMILY SUITES/BLDG X 4 BLDGS)

24 TWO BEDROOM SUITES

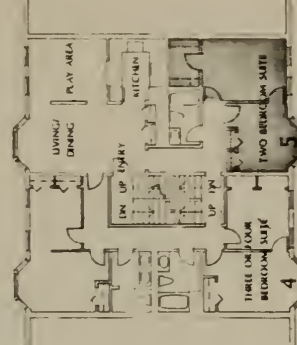
12 THREE OR FOUR BEDROOM SUITES



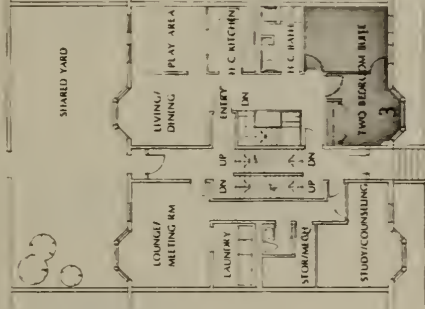
4TH FLOOR



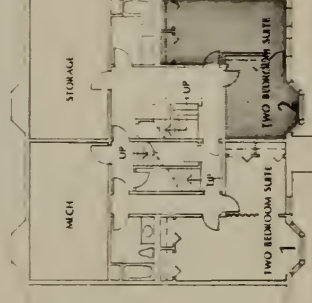
3RD FLOOR



2ND FLOOR



1ST FLOOR



BASEMENT

44 UNITS (11 FAMILY SUITES/BLDG X 4 BLDGS)

40 TWO BEDROOM SUITES

4 THREE OR FOUR BEDROOM SUITES

TRANSITIONAL HOUSING UNITS

	PERIMETER GROSS SF	MECH SHAFTS	PLUMB SHAFTS	LAUNDRY	SERVICE ELEV. & VEST. MACHINE ROOM	PUBLIC ELEV. & MACHINE ROOM	TRASH	JAN. CLOSET	MAIL ROOM	TEL/ ELEC. CLOS.	TENANT MECH. ELEC.	FAN ROOM	UNUTILIZED VOID SPACE	AUTO RAMP	LOADING SPACES	UNEN- CLOSED BALCONIES	SUBTOTAL FAR EXCLUSIONS	FAR FEET
FLOOR																		
OFFICE BLDG.																		
GROUND	16,257	125	6		81	405	128		128	290				1,056	1,472		3,691	12,566
1.	17,289	80	25		525	378				80							1,088	16,201
2.	17,083	80	144	284	525	378				80			527				2,018	15,065
3.	12,311	80	85		135	378				80			351				1,109	11,202
OFFICE 1.	17,567	48	22		141	563		52		216		408					1,450	16,117
2.	17,567	48	22		141	243		52		216		408					1,130	16,437
3.	17,567	48	22		141	243		52		216		408					1,130	16,437
4.	17,567	48	22		141	243		52		216		408					1,130	16,437
5.	17,567	48	22		141	243		52		216		408					1,130	16,437
6.	17,567	48	22		141	243		52		216		408					1,130	16,437
SUBTOTALS	168,342																15,006	153,336
RESIDENTIAL																		
BLDG.																		
GROUND	11,908	42	29								360						559	11,349
RES. 1.	12,675	54	59	72		128	32			35						42	422	12,253
2.	12,675	54	59	72		128	32			35						42	422	12,253
3.	12,675	54	59	72		128	32			35						42	422	12,253
4.	12,675	54	59	72		128	32			35						42	422	12,253
5.	12,675	54	59	72		128	32			35						42	422	12,253
6.	12,675	54	59	72		128	32			35						42	422	12,253
7.	12,675	54	59	72		128	32			35						42	422	12,253
8.	12,675	54	59	72		128	32			35						42	422	12,253
9.	12,675	54	59	72		128	32			35						42	422	12,253
10.	12,675	54	59	72		128	32			35						42	422	12,253
11.	12,675	54	59	72		128	32			35						42	422	12,253
12.	12,675	54	59	72		128	32			35						42	422	12,253
13.	12,675	54	59	72		128	32			35						42	422	12,253
14.	12,675	54	59	72		128	32			35						42	422	12,253
SUBTOTALS	189,358																6,467	182,891
TOTALS	357,700																21,473	336,227

} YWCA 42,384

PARK PLAZA
FAR Calculations
Project #98717.00
15 January 1988

	PERIMETER	MECH	PLUMB	LAUNDRY	SERVICE	PUBLIC	TRASH	JAN.	MAIL	TEL/ ELEC.	TENANT	FAN	UNUTILIZED	AUTO	LOADING	UNEN- CLOSED	SUBTOTAL	FAR FEET
	GROSS SF	SHAFTS	SHAFTS		ELEV. & VEST. MACHINE ROOM	ELEV. & MACHINE ROOM		CLOSET	ROOM	CLOS.	ELEC.	ROOM	VOID SPACE	RAMP	SPACES	BALCONIES	FAR EXCLUSIONS	
FLOOR																		
OFFICE 8LOG.														1,056	1,472		3,691	12,566
GROUND	16,257	125	6		81	405	128		128	290							1,088	16,201
1.	17,289	80	25		525	378				80							2,018	15,065
2.	17,083	80	144	284	525	378				80			527				1,109	11,202
3.	12,311	80	85		135	378				80			351				1,450	16,117
OFFICE 1.	17,567	48	22		141	563		52		216		408					1,130	16,437
2.	17,567	48	22		141	243		52		216		408					1,130	16,437
3.	17,567	48	22		141	243		52		216		408					1,130	16,437
4.	17,567	48	22		141	243		52		216		408					1,130	16,437
5.	17,567	48	22		141	243		52		216		408					1,130	16,437
6.	17,567	48	22		141	243		52		216		408					1,130	16,437
SUBTOTALS	168,342																15,006	153,336
RESIDENTIAL																		
8LOG.																		
GROUND	11,908	42	29								360						559	11,349
RES. 1.	12,675	54	59	72		128	32			35						42	422	12,253
2.	12,675	54	59	72		128	32			35						42	422	12,253
3.	12,675	54	59	72		128	32			35						42	422	12,253
4.	12,675	54	59	72		128	32			35						42	422	12,253
5.	12,675	54	59	72		128	32			35						42	422	12,253
6.	12,675	54	59	72		128	32			35						42	422	12,253
7.	12,675	54	59	72		128	32			35						42	422	12,253
8.	12,675	54	59	72		128	32			35						42	422	12,253
9.	12,675	54	59	72		128	32			35						42	422	12,253
10.	12,675	54	59	72		128	32			35						42	422	12,253
11.	12,675	54	59	72		128	32			35						42	422	12,253
12.	12,042	54	59	72		128	32			35						42	422	11,620
13.	12,038	54	59	72		128	32			35						42	422	11,616
14.	11,841	54	59	72		128	32			35						42	422	11,419
SUBTOTALS	187,254																6,467	180,787
TOTALS	355,596																21,473	334,123

EXHIBIT A

<u>Floor</u>	<u>Retail Rentable</u>	<u>Office Rentable</u> ¹	<u>Residential Saleable</u>	Misc. FAR <u>Non-Saleable</u>	<u>Total FAR</u>	<u>Parking Below Grade</u>
B3						34,851
B2						34,851
B1						25,412
<u>Total Below Grade</u>						95,114
1	13,953			8,232	22,276	
2	6,345	18,443		2,621	27,409	
3		29,467		2,432	31,899	
4		28,235		2,446	30,681	
5			27,434	2,324	29,758	
6			27,434	2,324	29,758	
7			26,905	2,333	29,238	
8			19,913	1,713	21,626	
9			15,779	1,662	17,441	
10			15,603	1,607	17,210	
11			10,991	1,325	12,316	
12			9,512	1,240	10,752	
13			9,323	1,244	10,567	
14			8,484	1,250	9,734	
<u>Total Above Grade</u>	20,298	76,145	171,378	32,884	300,665	
Allowable FAR = 8 x 37,800 = 302,400						

¹These figures include the health club and child care facility.

²The gross square footage allocations contained in the text of the letter were computed using these figures plus an estimated share of the miscellaneous space on each floor.

